

Schedule 2 to the Minutes of the  
Regular Council Meeting of  
Tuesday, October 15, 2013.

Richmond Council,

SmartCentres, which develops malls with Walmart, should be smart and propose that the new Walmart in the West Cambie Area be a Walmart neighbourhood store. These more compact stores are smaller and tailored to the communities they serve. There are now 286 stores called "Walmart Market", and they are about 40,000 sq ft as opposed to the more than 160,000 sq ft proposed by the Walmart mall developers, which is larger than the community plan specifies.

The City of Richmond created the West Cambie Area Plan as part of the Official Community Plan for a reason: to create a sustainable "complete and balanced" community. The plan states "Under no circumstances should design teams consider this character area as being solely 'highway-orientated.' Development along Alderbridge must be compact, urban form and meet high standards of site planning and urban design."

A Big Box store does not serve the needs of the "Character Area". It mainly draws shoppers from outside the area and even outside the city. West Cambie deserves a community mall like the Terra Nova, Seafair, Ironwood, Blundell and Garden City malls. Normally Big Box stores are located in areas off the beaten track and along major highways, not in new communities like West Cambie that are struggling to find their special identity.

A perfect example of a smart plan is the new 33,000 sq ft "Walmart Neighborhood Market" in Lake Oswego, Oregon. It opened to rave reviews, and at the grand opening the store donated \$10,000 to local charities. This is the kind of neighbour West Cambie needs in order to be a sustainable character community. We should not sell this community short by allowing a development that will overshadow the community and change the character and livability of the area forever.

In 2008 the City of Vancouver decided that the proposed Walmart for Marine Drive was not a good fit, and I suggest that it is not a good fit for this area of Richmond either. We do not need to draw more traffic into the Alexandra Neighbourhood of West Cambie but should instead help the neighbourhood develop a character to build on.

City Council can choose to follow the OCP or yet again change the plans to allow for a proposal like this. This is a land-use issue, and how council votes will affect the unique character of the West Cambie Area, as well as the City Centre Area. Richmond City Council has a responsibility to respond to the needs of the community.

I live in the Ironwood area, and the original proposal for the mall was too big. As a community we fought to lower the overall size of the mall and increase the parking. Through a thoughtful process City Council and stakeholders came up with a better plan. It is a success story we can all be proud of. That is an example of best practice that council can build on.

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